

B1221 P0812

25

Prepared by:

*TCM*

*JA*

Record & Return To:  
Rylak & Gianos, Esqs.  
P.O.Box 5365  
Clinton, NJ 08809

Thomas C. Miller

# DEED

This Deed is made on *September 23, 1999.*

BETWEEN

**Fallone at Highland Ridge, L.L.C.**

A New Jersey Limited Liability Company

whose address is 1117 Route #31 South, Suite #1, Lebanon, New Jersey, 08833, referred to as the Grantor,

AND

**Kenneth C. Powers**

whose address is about to be 2 Midvale Drive, Pittstown, New Jersey, 08867, referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of Three hundred seventy two thousand eight hundred thirty one and no/100--- (\$372,831.00)---Dollars. The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Union Township Block No. 22 Lot No. 32.01  
( ) No property tax identification is available on the date of this deed. (Check box if applicable.)

**Property.** This property consists of the land and all the buildings and structures on the land in the Township of Union, County of Hunterdon and State of New Jersey. The legal description is:

Being known and designated as Lot No. 32.01 in Block 22 as shown on a map entitled "Final Plat for Highland Ridge", prepared by Brokaw De Riso Associates, Inc., dated March 15, 1996, and filed in the Office of the Clerk of Hunterdon County on July 15th, 1997, as Map No. 1258.

Being also known as Lot 32.01 in Block 22 as shown on the Tax Map of the Township of Union.

Being a part of the same premises conveyed to the Grantor herein by Deed of Anthony J. Colorafi and Barbara Colorafi, husband and wife, dated July 29, 1997, which deed was recorded on July 31, 1997, in Deed Book 1170 at page 811 et seq. in the Office of the Clerk of Hunterdon County.

Subject to easements, restrictions and reservations of record, if any.

Further subdivision of Lot 32.01 in Block 22 is prohibited by the Union Township Planning Board.

COUNTY OF HUNTERDON  
CONSIDERATION 372,831.00  
REALTY TRANSFER TAX 1340  
DATE 9/27/99 BY JA 873

116042

9/27/99



BROKAW FG

P.O. BOX 5192  
(908) 735-7750

CLINTON, NJ 08809-0192  
FAX (908) 735-7746

•CIVIL ENGINEERING  
•LAND SURVEYING  
•SITE ANALYSIS  
•LAND PLANNING  
•ENVIRONMENTAL  
ENGINEERING

POWERSFROMHIGHLAND RIDGEBLOCK 22, LOT 32.01

## TOWNSHIP OF UNION, HUNTERDON COUNTY, NEW JERSEY

**BEGINNING** at a point, said point being a concrete monument set and located North 01 degrees 01 minutes 05 seconds West 24.70 feet along the easterly sideline of Midvale Drive from its intersection with the northerly sideline of Race Street and running thence:

- 1) Along the easterly sideline of Midvale Drive, North 01 degrees 01 minutes 05 seconds West 220.77 feet to a capped pin set, thence;
- 2) Along the common line between Block 22, Lots 32.01 and 32.02, North 88 degrees 58 minutes 55 seconds East 283.76 feet to a capped pin set, thence;
- 3) Along the common line between Block 22, Lots 32.01 and 31, South 00 degrees 46 minutes 00 seconds West 251.69 feet to a concrete monument set, thence;
- 4) Along the northerly sideline of Race Street North 89 degrees 41 minutes 52 seconds West 251.56 feet to a concrete monument set, thence;
- 5) Still along the same on a curve to the right having a radius of 25.00 feet, a length of 38.69 feet and whose chord bears North 45 degrees 21 minutes 28 seconds West 34.95 feet to the point and place of **BEGINNING**.

**BEING** known and designated as Lot 32.01 in Block 22 as shown on a certain map entitled in part "Final Plat for Highland Ridge," prepared by Brokaw DeRiso Associates, Inc. dated March 15, 1996 and revised through December 19, 1996 and labeled as Sheet 2 of 4, said map recorded in the Hunterdon County Clerk's Office on July 15, 1997 as Filed Map No. 1258.

**BEING** further known as Lot 32.01 in Block 22 on the present tax maps of the Township of Union, Hunterdon County, and by street address of 2 Midvale Drive, Hampton, NJ.

All bearings being in accordance with the meridian contained on Filed Map No. 1258. The tract or parcel contains a calculated area of 1.593 acres (69,395 SF) of land, more or less, as surveyed by Richard S. Pelizzoni, P.E., and P.L.S., NJ License No. 27892, for Brokaw FG, formerly Brokaw DeRiso Associates, Inc.

Subject to a Conservation Easement.

Subject to a Sight Triangle Easement

Subject also to any other easement or restrictions of record that an accurate title search may disclose.

  
Richard S. Pelizzoni  
Professional Engineer  
Professional Land Surveyor  
NJ License No. 27892

**Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

**Signatures.** The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

Fallone at Highland Ridge  
A Limited Liability Company

*Mary M. Brunt*

BY *J. A. Fallone*  
John A. Fallone, Manager

RECORDED

SEP 27 2 36 PM '99

STATE OF NEW JERSEY, COUNTY OF HUNTERDON

ss: HUNTERDON COUNTY  
DORTHY K. DRAPOK  
CLERK

I certify that on *September 23*, 1999, John A. Fallone personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached deed;
- (b) executed this deed as his or her own act; and
- (c) made this Deed for \$372,831.00 as the full and actual consideration paid or to be paid for the transfer of title.  
(Such consideration is defined in N.J.S.A. 46:15-5.)

*Mary M. Brunt*  
A Notary Public of New Jersey

**MARY M. BRUNT**  
**NOTARY PUBLIC OF NEW JERSEY**  
**MY COMMISSION EXPIRES AUGUST 20, 2004**

1645 - Affidavit of Consideration  
RTF-1 (Rev. 1/1/86)  
8/96

STATE OF NEW JERSEY  
AFFIDAVIT OF CONSIDERATION OR  
EXEMPTION  
(c. 49, P.L. 1968)

ALL-STATE Legal, A Division of  
ALL-STATE International, Inc.  
908-272-0800

or  
PARTIAL EXEMPTION  
(c. 176, P.L. 1975)

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY  
COUNTY OF Hunterdon

SS.

FOR RECORDER'S USE ONLY			
Consideration \$	<u>372,831</u>		
Realty Transfer Fee \$	<u>1340</u>	<u>D</u>	*
Date <u>9/27/99</u>	By <u>ASB</u>		

\* Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions # 3, 4 and 5 on reverse side.)

Deponent John A. Fallone (Name), being duly sworn according to law upon his/her oath

deposes and says that he/she is the Manager of Fallone at Highland Ridge, L.L.C., Grantor in a deed dated September 23, 1999  
(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co., Lending Institution, etc.)

transferring real property identified as Block No. 22 Lot No. 32.01

located at 2 Midvale Drive, Union Township, Hunterdon County, New Jersey  
(Street Address, Municipality, County)

and annexed hereto.

(2) CONSIDERATION (See Instruction # 6.)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 372,831.00

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c.49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction # 7.) Mere reference to exemption symbol is not sufficient.

(4) PARTIAL EXEMPTION FROM FEE

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instructions # 8 and # 9.)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P. L. 1975 for the following reason(s):

- A) **SENIOR CITIZEN** (See Instruction # 8.)
- Grantor(s) 62 yrs. of age or over. \*
  - One or two-family residential premises.
  - Owned and occupied by grantor(s) at time of sale.
  - No joint owners other than spouse or other qualified exempt owners.

- B) **BLIND** (See Instruction # 8.)
- Grantor(s) legally blind. \*
  - One- or two-family residential premises.
  - Owned and occupied by grantor(s) at time of sale.
  - No joint owners other than spouse or other qualified exempt owners.
- DISABLED** (See Instruction # 8.)
- Grantor(s) permanently and totally disabled. \*
  - One or two-family residential premises.
  - Receiving disability payments.
  - Owned and occupied by grantor(s) at time of sale.
  - Not gainfully employed.
  - No joint owners other than spouse or other qualified exempt owners.

\* IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.

- C) **LOW AND MODERATE INCOME HOUSING** (See Instruction # 8.)
- Affordable According to HUD Standards.
  - Meets Income Requirements of Region.
  - Reserved for Occupancy.
  - Subject to Resale Controls.

- D) **NEW CONSTRUCTION** (See Instruction # 9.)
- Entirely new improvement.
  - Not previously used for any purpose.
  - Not previously occupied.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and sworn to before me  
this 23<sup>rd</sup>  
day of September, 1999

[Signature]  
Name of Deponent (sign above line)  
John A. Fallone

Fallone at Highland Ridge, LLC  
Name of Grantor (type above line)

[Signature]  
A Notary Public of New Jersey

1117 Rt #31 South, Suite 1  
Lebanon, NJ 08833  
Address of Deponent

1117 Rt #31 South, Suite 1  
Lebanon, NJ 08833  
Address of Grantor at Time of Sale

**MARY M. BRUNT**  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES AUGUST 20, 2004

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.			
Instrument Number	<u>116042</u>	County	<u>Hunterdon</u>
Deed Number	<u>116042</u>	Book	
Deed Dated	<u>9/23/99</u>	Date Recorded	<u>9/27/99</u>

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF. This format is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered without the approval of the Director.

ORIGINAL - To be retained by County.

DUPLICATE - To be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16 - 8.12)

TRIPLICATE - Is your file copy.

**END OF DOCUMENT**

ORIGINAL AND COPY MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

Bargain and Sale Deed  
(Covenant as to Grantor's Acts)

COUNTY OF HUNTERDON	
CONSIDERATION	488,000.-
REALTY TRANSFER FEE	2215.-
DATE 8-17-00	BY [Signature]

DEED

Prepared by:
[Signature]
Jeanette F. Frankenberg

Need  
AA  
9/23/99  
372,183.1

25132.01

This Deed is made on August 15, 2000

**BETWEEN**

**KENNETH C. POWERS, unmarried**

whose address is 2 Midvale Drive, Pittstown, New Jersey, 08867, referred to as the Grantor.

**AND**

**VALDEMAR SOUSA AND ALMERINDA SOUSA, husband and wife**

whose address is 46 Winterbrook Road, Wolcott, Connecticut, referred to as the Grantee.  
and about to reside at 2 Midvale Drive, Pittstown, New Jersey 08867

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of Four Hundred Eighty-eight Thousand and 00/100 (\$ 488,000.00) dollars.

The Grantor acknowledges receipt of this money.

**Tax Map Reference. (N.J.S.A.46:15-2.1)** Block No. 22 Lot No. 32.01.

No Property tax identification number is available on the date of this Deed.

**Property.** The property consists of the land and all the buildings and structures on the land in the Township of Union, County of Hunterdon and State of New Jersey. The legal description is identified more particularly and described on Schedule A attached hereto and made a part hereof.

Being the same premises conveyed to Grantor by deed from Fallone at Highridge, L.L.C., a New Jersey Limited Liability Company, dated 9/23/99, recorded 9/27/99 in the Hunterdon County Clerk/Register's Office in Deed Book 1221, Page 812.

Subject to easements, restrictions of record and results of what an accurate survey of the premise would reveal.

Further subdivision of Lot 32.01 Block 22 is prohibited by the Union Township Planning Board.

BN

NOVAK & NOVAK  
Attorneys at Law  
17 East Main Street  
Clinton, NJ 08809

121723

B1246 P0010

*Fidelity National Title Insurance  
Company of New York  
Commitment*

Agent File No.: W-25222-F

**SCHEDULE A  
DESCRIPTION**

ALL that certain lot, parcel or tract of land, situate and lying in the Township of Union, County of Hunterdon and State of New Jersey being more particularly described as follows:

BEGINNING at a point, said point being a concrete monument set and located North 01 degrees 01 minutes 05 seconds West, 24.70 feet along the Easterly sideline of Midvale Drive from its intersection with the Northerly sideline of Race Street and running; thence

- (1) Along the Easterly sideline of Midvale Drive, North 01 degrees 01 minutes 05 seconds West, 220.77 feet to a capped pin set; thence
- (2) Along the common line between Block 22, Lots 32.01 and 32.02, North 88 degrees 58 minutes 55 seconds East, 283.76 feet to a capped pin set; thence
- (3) Along the common line between Block 22 Lots 32.01 and 31, South 00 degrees 46 minutes 00 seconds West, 251.69 feet to a concrete monument set; thence
- (4) Along the Northerly sideline of Race Street, North 89 degrees 41 minutes 52 seconds West, 251.56 feet to a concrete monument set; thence
- (5) Still along the same on a curve to the right having a radius of 25.00 feet, a length of 38.69 feet and whose chord bears North 45 degrees 21 minutes 28 seconds West, 34.95 feet to the point and place of BEGINNING.

BEING known and designated as Lot 32.01 in Block 22 as shown on a certain map entitled in part "Final Plat for Highland Ridge", prepared by Brokaw DeRiso Associates, Inc., dated March 15, 1996, and revised through December 19, 1996 and labeled as Sheet 2 of 4, said map recorded in the Hunterdon County Clerk's Office on July 15, 1997, as Filed Map No. 1258.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 32.01, Block 22 on the Township of Union Tax Map.

**SCHEDULE A**

**Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

**Signatures.** The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

*[Signature]* .....

By: *[Signature]* ..... (Seal)  
KENNETH C. POWERS

RECORDED

AUG 17 1 48 PM '00

HUNTERDON COUNTY  
DOROTHY FORK  
SS: 00000

STATE OF NEW JERSEY, COUNTY OF  
I CERTIFY that on August , 2000.

*Kenneth C. Powers* personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$488,000.00 dollars as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A 46:15-5.)

*[Signature]* .....

JILL MARIE STABILE  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires March 16, 2002

A Notary Public of the State of New Jersey

**END OF DOCUMENT**

# Deed

25

22/32,01

This Deed is made on **June 20, 2006**

**BETWEEN**

**Valdemar Sousa**  
**both unmarried**  
whose post office address is  
**329 Waterford Terrace**  
**Easton, PA 18042**

**Almerinda Sousa**  
**2 Midvale Drive**  
**Pittstown, NJ 08867**

referred to as the Grantor,  
**AND David Stout**  
**Husband and Wife**  
whose post office address is  
**About to be: 2 Midvale Drive**  
**Pittstown, NJ 08867**

**Eileen Stout**

referred to as the Grantee.  
The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

**1. Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of **\$770,000.00 Seven Hundred Seventy Thousand Dollars and No Cents**  
The Grantor acknowledges receipt of this money.

**2. Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of **Union**  
Block No. **22** Lot No. **32.01** Qualifier No. Account No.  
 No lot and block or account number is available on the date of this Deed. (Check box if applicable.)

**3. Property.** The Property consists of the land and all the buildings and structures on the land in the **Township** of **Union** County of **Hunterdon** and State of New Jersey. The legal description is:  
 Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if Applicable.)

**BEING the same premises conveyed to Valdemar Sousa and Almerinda Sousa, husband and wife, by Deed from Kenneth C. Powers, unmarried, dated August 15, 2000, recorded August 17, 2000 in the office of the Hunterdon County Clerk, in Deed Book 1246, Page 9.**

**SUBJECT to easements and restrictions of record, if any, such state of facts as an accurate survey would disclose, and municipal, state and federal laws, ordinances and regulations affecting the use, occupancy and maintenance of the property.**

*(Handwritten signature/initials in a circle)*



Consideration: 770000.00  
Realty Tax: 6987.00 R  
Fees: 90.00

Instr# 8592153 Dorothy K. Tirpok  
Recorded/Filed ASB Hunterdon County Clerk  
07/07/2006 15:46 Bk 2169 Pg 682 #Pg 6 DEED

Prepared by: (print signer's name below signature)

(For Recorder's Use Only)

*(Handwritten signature: Stacey J. Gould)*  
\_\_\_\_\_  
**Stacey J. Gould, Esq.**

SCHEDULE A  
(Continued)

File No. A-1371

LEGAL DESCRIPTION

ALL that certain lot, parcel or tract of land, situate and lying in the Township of Union, County of Hunterdon, State of New Jersey, and being more particularly described as follows:

Being known and designated as Lot 32.01 in Block 22 as shown on a certain map entitled in part "Final Plat for Highland Ridge" prepared by Brokaw DeRiso Associates, Inc., dated March 15, 1996 and revised through December 19, 1996 and labeled as Sheet 2 of 4, said map recorded in the Hunterdon County Clerk's Office July 15, 1997 as Filed Map No. 1258.

Being further described as follows;

BEGINNING at a point said point being a concrete monument set and located North 01 degree 01 minutes 05 seconds West, 24.70 feet along the easterly sideline of Midvale Drive from its intersection with the northerly sideline of Race Street and running; thence

1. Along the easterly sideline of Midvale Drive, North 01 degree 01 minutes 05 seconds West, 220.77 feet to a capped pin set; thence
2. Along the common line between Block 22, Lots 32.01 and 32.02, North 88 degrees 58 minutes 55 seconds East, 283.76 feet to a capped pin set; thence
3. Along the common line between Block 22, Lots 32.01 and 31, South 00 degrees 46 minutes 00 seconds West, 251.69 feet to a concrete monument set; thence
4. Along the northerly sideline of Race Street, North 89 degrees 41 minutes 52 seconds West, 251.56 feet to a concrete monument set; thence
5. Still along same on a curve to the right having a radius of 25.00 feet, a length of 38.69 feet and whose chord bears North 45 degrees 21 minutes 28 seconds West, 34.95 feet to the point and place of Beginning.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 32.01 in Block 22 on the Township of Union Tax Map.

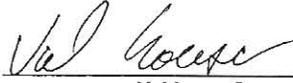
The street address of the Property is:  
**2 Midvale Drive  
Pittstown, NJ 08867**

**4. Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

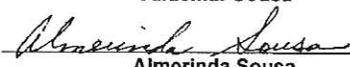
**5. Signatures.** The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature.)

Witness by:



 (Seal)  
**Valdemar Sousa**



 (Seal)  
**Almerinda Sousa**

STATE OF NEW JERSEY, COUNTY OF HUNTERDON  
I CERTIFY that on **June 20, 2006**

SS:

**Valdemar Sousa**

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

(a) was the maker of this Deed; and,

(b) executed this Deed as his or her own act; and

(c) made this Deed for **\$ 770,000.00** as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

RECORD AND RETURN TO:  
**Matthew Johnston, Esq.**

**264 Route 206  
Flanders, NJ 07836**

  
**STACEY J. GOULD**  
AN ATTORNEY AT LAW OF NEW JERSEY  
*Print name and title below signature*

# Acknowledgment

## (Deed Only)

STATE OF NEW JERSEY, COUNTY OF HUNTERDON

SS:

I CERTIFY that on ~~June 20~~, 2006

Almerinda Sousa

23

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

(a) was the maker of this Deed;

(b) executed this Deed as his or her own act; and

(c) made this Deed for \$ **770,000.00** as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)



STACEY J. GOULD

AN ATTORNEY AT LAW OF NEW JERSEY

*Print name and title below signature*



State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**  
(C.55, P.L. 2004)

(Please Print or Type)

**SELLER(S) INFORMATION (See Instructions, Page 2)**

Name(s)

Valdemar Sousa

Current Resident Address:

Street: 329 Waterford Terrace

City, Town, Post Office

State

Zip Code

Easton

PA

18042

**PROPERTY INFORMATION (Brief Property Description)**

Block(s)

Lot(s)

Qualifier

22

32.01

Street Address:

2 Midvale Drive

City, Town, Post Office

State

Zip Code

Pittstown

NJ

08867

Seller's Percentage of Ownership

Consideration

Closing Date

50%

\$770,000.00

6/30/2006

**SELLER ASSURANCES (Check the Appropriate Box)**

1.  I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2.  The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3.  I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4.  Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5.  Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
6.  The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7.  The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale.
8.  Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.

**SELLER(S) DECLARATION**

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

6/21/06

Date

Val Goese

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact



State of New Jersey  
**SELLER'S RESIDENCY CERTIFICATION/EXEMPTION**  
(C.55, P.L. 2004)

(Please Print or Type)

**SELLER(S) INFORMATION (See Instructions, Page 2)**

Name(s)  
Almerinda Sousa  
Current Resident Address:  
Street: 2 Midvale Drive  
City, Town, Post Office  
Pittstown  
State  
NJ  
Zip Code  
08867

**PROPERTY INFORMATION (Brief Property Description)**

Block(s) 22 Lot(s) 32.01 Qualifier  
Street Address:  
2 Midvale Drive  
City, Town, Post Office  
Pittstown  
State  
NJ  
Zip Code  
08867  
Seller's Percentage of Ownership  
50%  
Consideration  
\$770,000.00  
Closing Date  
6/30/2006

**SELLER ASSURANCES (Check the Appropriate Box)**

- 1.  I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
- 2.  The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
- 3.  I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
- 4.  Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
- 5.  Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A.54A:1-1 et seq.
- 6.  The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
- 7.  The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale.
- 8.  Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.

**SELLER(S) DECLARATION**

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

6/23/06  
Date  
Almerinda Sousa  
(Seller) Plc  
Date  
(Seller) Plc  
END OF DOCUMENT